

Town of Nolensville  
Planning Commission Meeting  
Regular Meeting  
December 9, 2004  
7:00 P.M.  
At Nolensville Elementary School

Members in attendance were as follows: James Clark, Frank Wilson, Rick Fisher, Willis Wells, Charles Knapper, and Bob Haines. Absent were Rob Pease, Joe Curtsinger and Larry Gardner.

Staff present: Dana Ausbrooks, Dave Ausbrooks, Bill Terry, Richard Woodroof, and Tonia Smith.

Agenda Item I- Meeting called to order by Chairman Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of minutes

Rick Fisher made a motion to approve the minutes, seconded by Bob Haines, passed unanimously.

Agenda Item IV- Citizen Comments

There were no citizen comments.

Agenda Item V- New Business

a.) Proposed design of Clovercroft Road

Richard Woodroof stated, "The developers have asked to be deferred until next month meeting."

James Clark made a motion to defer the design of Clovercroft Road until next month (January), seconded by Rick Fisher, passed unanimously.

b.) Yazdian Property for Rezoning

Charles Knapper stated this is property on the west side of Nolensville Road. The staff asked for the Yazdian Property for rezoning to be deferred until Bill Terry preforms the land use study. In which, he should have the study finished by next month (January).

James Clark made a motion to defer the Yazdian Property for Rezoning until next month (January), seconded by Rick Fisher, passed unanimously.

c.) Appointment of the Planning Commission Members

Charles Knapper stated he would make a recommendation for Planning Commission Members for 2005.

Willis Wells- 4 year term  
Larry Gardner- 4 year term  
Rick Fisher- 3 year term  
James Clark- 3 year term  
Frank Wilson- 2 year term  
Jimmy Alexander- 2 year term  
Bob Haines- 1 year term  
Kristie McArther-1 year term

Charles Knapper stated he would make a recommendation for the Historic District Commission for 2005.

Betty Friedlander, Chairman  
Pat Aldred  
Wanda Barker  
Belinda Calabro  
Che'ra Coffman  
Lulu Smith

Bob Haines made a motion to accept the recommendation given by Charles Knapper to take to the Board of Mayor and Aldermen next month (January). Rick Fisher seconded the motion, motion passed unanimously.

#### Agenda Item VI- Old Business

##### a.) Monthly Bond Report

Richard Woodroof stated that Continental Development (13-c) well expire on December 28. He sent the letter out for renewal and has spoken to Tanya at South Trust Bank. She said they would be renewing the bond for another year.

Frank Wilson made a motion to accept the bond report. Rick Fisher seconded the motion, passed unanimously.

#### Agenda Item VII- Other Business

Richard Woodroof stated that the Planning Commission approved the site plan for GC Landscaping to have a fire hydrant in the front of the lot. The Fire Chief has brought to his attention it has not been done. The water department stated it would take them three months to have it installed.

Richard Woodroof also stated knowing that they are in the process of having the fire hydrant installed. They may open their business with three months to have it installed.

Charles Knapper made a motion to allow the business to open with the stipulation of the fire hydrant being install within 120 days from today's date (April 6<sup>th</sup>). If the fire hydrant is not installed within the 120 days, the business will cease until installed. Rick Fisher seconded the motion, passed unanimously.

Richard Woodroof stated the Planning Commission has approved section 2A, 3A, and 4A of Bent Creek. 4A is land locked by the way the plats were drawn. We are asking to allow the developer and the engineer to add a section of the boulevard to tie it in. It is not adding any lots.

Bill Terry stated this plat could not be signed because the boulevard needs to be included in the plat.

Rick Fisher made a motion to amend section 4a of Bent Creek to include the addition of the boulevard. Bob Haines seconded the motion, passed unanimously.

Charles Knapper stated some people have asked about the lawsuits regarding the Inter Local Agreement between Brentwood and Nolensville. The trial dates will be May 4<sup>th</sup> and 5<sup>th</sup> of 2005.

Charles Knapper stated the By-Laws of the Planning Commission were past out and there were two things that needed corrected. On page 2, section 6; the time should be 7:00 p.m. Also on page 2, section 9; it should be 28 days prior to the meeting.

Charles Knapper made a motion to correct the changes. Willis Wells seconded the motion, passed unanimously.

#### Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 7:23 P.M.

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Larry Gardner  
Secretary for the Planning Commission